



CAPITAL CITY PODGORICA

BUSINESS ZONES 2021



INVEST
IN PODGORICA

WHY BUSINESS ZONES?

CAPITAL CITY PODGORICA

A business zone is a limited space within which a certain economic activity takes place. The business zones are a form of entrepreneurial infrastructure intended for coordinated and planned use by a larger number of companies and entrepreneurs, where a planned and coordinated approach enables joint use of space, communal, administrative, financial, technical and other services, thus realizing lower operating costs.



**ATTRACTIVE
LOCATION**



**CITY AND STATE
BENEFITS**



**POSSIBILITY FOR
FREE ZONE**



**PUBLIC
CALL
OPEN NOW**

**SIMPLE
PROCEDURE**



10 BUSINESS ZONES

- Business zone I 309,174 m²
- Business zone II 207,900 m²
- Business zone III 55.074 m²
- Business zone IV 78,381 m²
- Business zone V 896,420 m²
- Business zone VI 414,024 m²
- Business zone VII 345,142 m²
- Business zone VIII 164,262 m²
- Business zone IX 529,053 m²
- Business zone X 328,944 m²



8 km from
Airport to
Downtown



WHY MONTENEGRO?

9%

Income tax

The **lowest** income tax
in the region and one
of the lowest in Europe

€

Currency

EUR as currency of
payment
(Low inflation)

NATO member

Since 2017
(Secure investments)

WTO member

Since 2011

10,5 billion

€

FDI

2006-2020

2019

**The fastest growing
touristic destination**

The fastest growing
touristic destination
according to the World
Tourism Organization
report (UNWTO)

**Average monthly
salary:**

527 € NET

(786 € GROSS)

ATTRACTIVE LOCATION

WHY CAPITAL CITY PODGORICA?

Perfect point on the map for companies that export their products to the EU, Southeast Europe and the Middle East. The possibility of transport by land, air and sea guarantees unique access to markets and delivery of all products on time.



The southern border of the business zones is the **airport** only 2 km away

Belgrade - Bar **railway** next to all business zones

Close to the most important road **traffic communication** that Podgorica connect with the region and Europe

Highways towards the borders of Albania and the Montenegrin coast **(Port of Bar)** 40 km away



DECISION
ON THE ESTABLISHMENT OF BUSINESS ZONES OF THE
CAPITAL CITY PODGORICA
article 11

BENEFITS
CAPITAL CITY
PODGORICA

Leasing of land for up to 30 years, payment of annual rent of 0.01 € / m²;

Possibility to purchase land at the estimated value with the possibility of repayment in 60 monthly installments, with the prior consent of the Government;

Exemption from payment of the fee for the use of municipal roads for a period of 10 years;

Reduction of the amount of compensation for communal equipping of construction land for facilities in the business zone - for 100%, with no Capital City Podgorica obligation of communal equipment

PUBLIC CALL SCORING CRITERIA



LAND LEASE

Up to 35 points - **planned number of new employees**

Up to 30 points - **value of investment**

Up to 10 points – **time-limit for realization of investment**

Up to 10 points - **environmental protection**

Up to 15 points - **the scope of provision of utility infrastructure of a business zone**

LAND PURCHASE

Up to 75 points - **the amount offered for the purchase of land above the assessed value**

Up to 25 points - **value of investment**

DOING BUSINESS MONTENEGRO

Average monthly salary:
527 € NET
(786 € GROSS)

Doing Business 2020

Montenegro

Ease of Doing Business in Montenegro

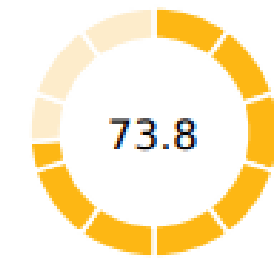


Region	Europe & Central Asia
Income Category	Upper middle income
Population	622,345
City Covered	Podgorica

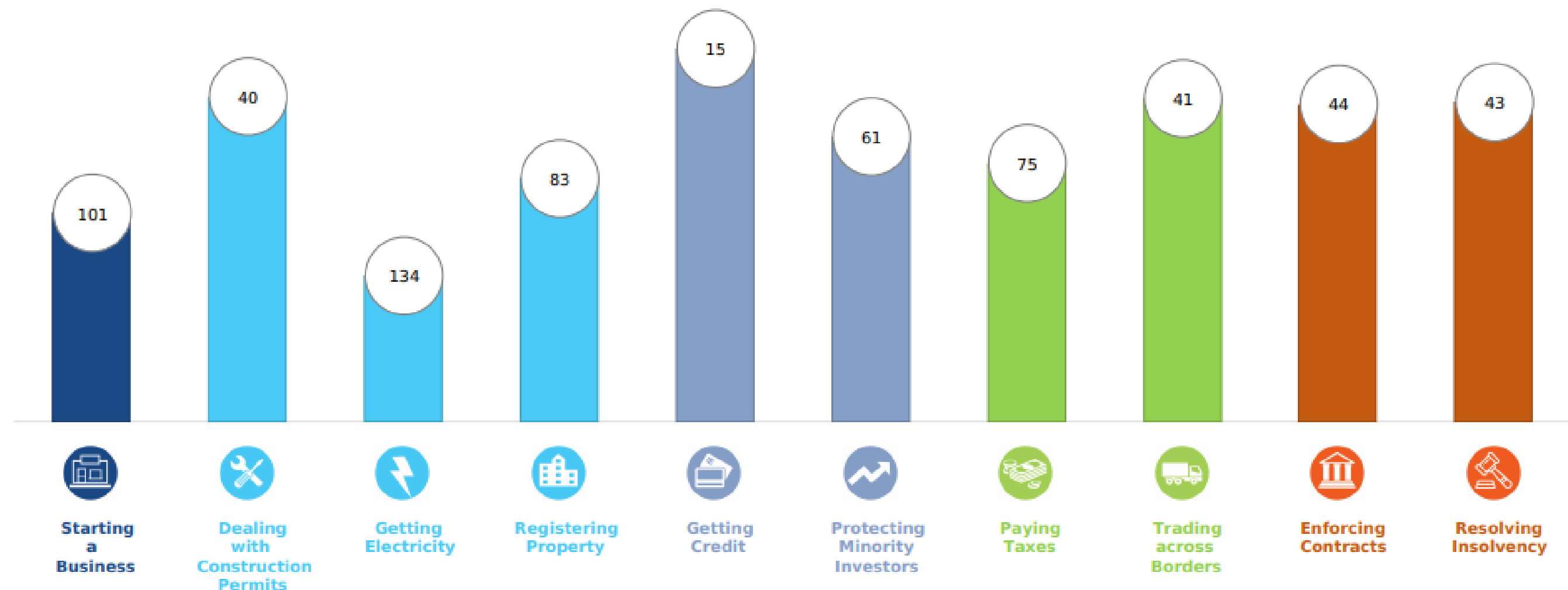
DB RANK



DB SCORE



Rankings on Doing Business topics - Montenegro



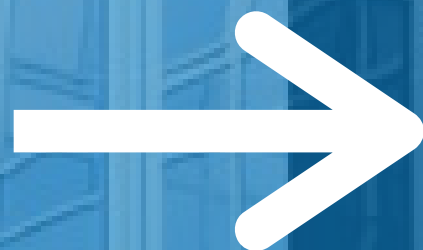
Topic Scores



FREE TRADE AGREEMENTS

LAW ON FREE ZONES

Business
zone



Free
zone

MORE BENEFITS MONTENEGRO

FREE TRADE AGREEMENTS:

Montenegro has signed several free trade agreements:

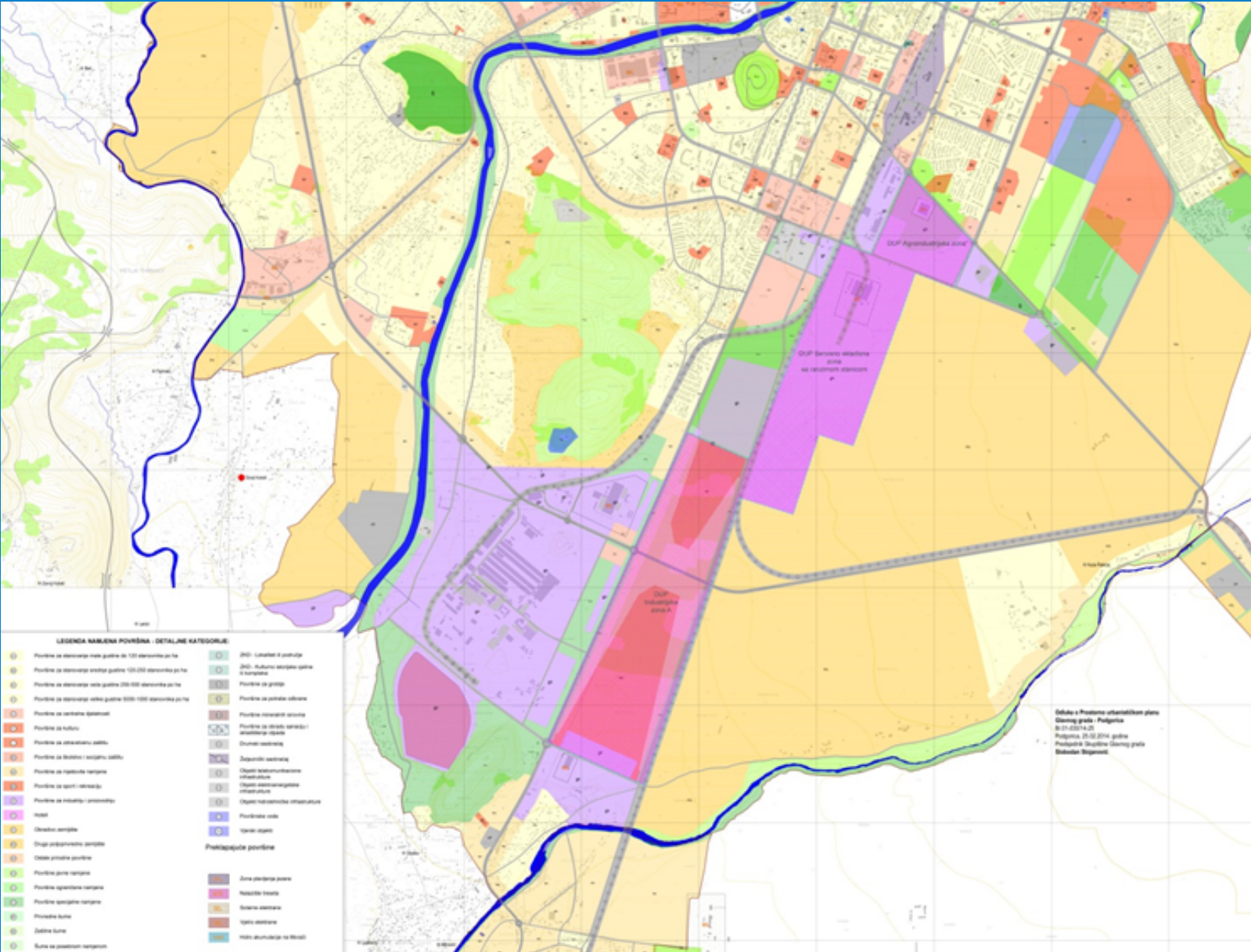
- CEFTA (Central European Free Trade Agreement)
- Free Trade Agreement with EFTA (European Free Trade Association) – signed in 2011
- Free Trade Agreement with Russia –concluded in 2000
- Preferential Trade Agreement with the European Union
- Free Trade Agreement with Turkey – signed in 2008

FREE ZONES:

- Economic activities are performed under special conditions **determined by the Law on free zones** ("Official Gazette of Montenegro" No. 42/04 of 22 June 2004, "Official Gazette of Montenegro": 11/07 of 13 December 2007, 76/08 of 12 December 2008 and No. 40 of 30 June 2016);
- Zones and warehouses are established with the **prior consent of the Government of Montenegro** (easy step by step approach available);
- Customs duties and value added tax **shall not be paid for goods brought into a free zone** and warehouse used or consumed in accordance with this Law.

COMPANIES MAY CARRY OUT THE FOLLOWING ACTIVITIES:

- agriculture - agro-industry (small agro-industry and trade, processing of milk and dairy products, mill and bakery industry, processing of fruits and vegetables, production of non-alcoholic beverage, production of prepared meals, production of meat and meat products), cold stores; manufacturing industry (food, textile, leather and footwear, graphic, mechanical);
- lumber industry;
- storage;
- information and communication;
- professional, scientific and technical activities;
- open, semi-open and closed type warehouses;
- processing, finishing, packing and expedition work facilities;
- show and selling rooms;
- commodity distribution centers;
- service activities;
- industry and storage reserve zone;
- other industry and storage;
- infrastructure facilities and networks;
- traffic areas;
- parking lots and garages to accommodate users' vehicles (employees and visitors);
- expo center; central activities; mixed use; sports and recreation; catering content - accommodation facilities;
- commercial buildings, production crafts, warehouses, commodity distribution centers, refineries, flotations, smelters, ironworks, asphalt and concrete bases, warehouses of dangerous substances and explosives, etc. .;
- service zones; free zones and warehouses; a shunting station with a slave station; storage and service facilities; closed warehouses; business premises in the function of customs warehouses;
- municipal and service facilities of public enterprises and companies;
- stations for supplying motor vehicles with fuel;
- facilities and contents of business, commercial and service activities;
- accommodation and health facilities, kindergartens and recreational areas for their needs.



DECREE ON BUSINESS ZONES

article 15

For persons employed in the business zone, the user of the business zone **does not pay:**

1) contributions for compulsory social insurance on salaries (contribution for pension and disability insurance, contribution for health insurance, unemployment insurance contribution) and contributions to the Labor Fund;

2) personal income tax.

For an employee referred to in paragraph, 1 item 1 of this Article (*Exemptions, Article 15, Decree on business zones*) the business zone user shall calculate, withhold and pay from the employee's salary contributions for pension and disability insurance at a rate of 15.0%, contributions for health insurance at the rate of 8.5% and contributions for unemployment insurance at rate of 0.5%, when the wages are paid.





**PUBLIC CALL
FOR SELECTION OF
BUSINESS ZONES USERS
AND ALLOCATION OF PLOTS
FOR CONSTRUCTION OF
STRUCTURES IN BUSINESS
ZONES, BY MEANS OF
COLLECTION OF BIDS**

PUBLISHED



**FIRST PUBLIC CALL
DEADLINE: JULY 5TH, 2021**



WHO CAN APPLY?

**A COMPANY, OTHER LEGAL ENTITY OR AN
ENTREPRENEUR MAY APPLY FOR THIS CALL,
IF THEY:**

1

are registered in the
Central Registry of
Business Entities

2

are not in the process
of bankruptcy or
liquidation, except for
reorganization in
compliance with the
law governing the
bankruptcy of business
entities

3

have not been
convicted by a final
court decision of a
criminal offense
committed in the
course of performing
business activity

4

have settled all
liabilities as regards
taxes, customs duties
and contributions

5

are not in difficulty
pursuant to state aid
regulations

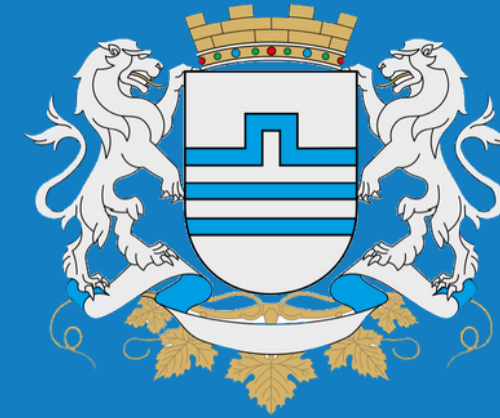
6

do not have the
obligation to repay the
received state aid

IN ADDITION TO THE COMPLETED APPLICATION FORM, BUSINESS ENTITIES SHALL ENCLOSE THE FOLLOWING:

- Investment proposal/business plan;
- Projected number of new employees;
- Proof of source of funds;
- Draft Agreement on running a business within a business zone (hereinafter: the agreement);
- Proof of registration in the Central Registry of Business Entities;
- Proof that they are not in bankruptcy or liquidation process, excluding the reorganization in accordance with the Law on bankruptcy proceedings;
- Proof that they have not been convicted of an offence in the course of business performance by the final judicial decision;
- Proof that they fulfilled obligations relating to the payment of taxes, customs duties and tariffs;
- Proof that they are not in difficulty in accordance with the state aid rules;
- Proof that they are not obligated to repay illegal state aid;
- Photo documentation regarding the planned investment;
- Conceptual design of planned facility (office building) with landscaping, developed in accordance with terms and guidelines required by planning document for the specific land plot (planning documents are available at the following link: <https://podgorica.me/stranice/planska-dokumentacija-biznis-zona>);
- Proof of a deposit of 0,5% of the investment value paid to the Capital City Podgorica bank account number: 510-1068-37, or a bank guarantee payable on first demand with a validity period of 120 days from the day of public call announcement posted on the Capital City Podgorica website. Paid deposit is returned after the conclusion of the contract. If the selected business entity withdraws from the contract conclusion, the deposit will not be returned to it, and the bank guarantee will be submitted for collection.

CONTACT INFORMATION



GET IN TOUCH

Njegoseva 13, 81000 Podgorica, Montenegro

invest@podgorica.me
bizniszone@podgorica.me

+382 20 665 046

+382 20 665 055





THANK YOU!

WWW.PODGORICA.ME

WWW.INVESTINPODGORICA.ME